



CITY OF WATERLOO, IOWA

CITY CLERK AND FINANCE DEPARTMENT

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R07-20-A-004

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Narrative Information Sheet

Applicant Identification:	City of Waterloo 715 Mulberry Street Waterloo, Iowa 50703
Funding Requested:	a) Assessment Grant Type: Community-wide b) Federal Funds Requested: i) \$300,000 ii) No site specific waiver requested c) Contamination: Hazardous Substances (\$150,000) and Petroleum (\$150,000)
Location:	Waterloo, Black Hawk County, Iowa
Property Information for Site-Specific Proposals	The City of Waterloo is applying for a community-wide assessment grant and therefore this section is not applicable.
Contacts: a) Project Director: Mr. Noel Anderson, Community Planning and Development Director Phone: (319) 291-4366 E-mail: noel.anderson@waterloo-ia.org Mailing Address: City of Waterloo 715 Mulberry Street Waterloo, Iowa 50703	b) Chief Executive/Highest Ranking Elected Official: Mr. Quentin Hart, Mayor Phone: (319) 291-4301 E-mail: mayor@waterloo-ia.org Mailing Address: City of Waterloo 715 Mulberry Street Waterloo, Iowa 50703
Population:	68,146 (2017 ACS estimate)
Other Factors Checklist	The following items apply to the community's proposed project: <ul style="list-style-type: none">• The priority brownfield sites are adjacent to a body of water. (Pages 2 and 3)• 30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield sites within the target area. (Pages 8 and 9)
Letter from the State Environmental Authority	This document is attached to the Narrative Information Sheet.

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LETTER FROM STATE ENVIRONMENTAL AUTHORITY



November 19, 2019

Mr. Jonathan Harrington
US EPA Region 7
11201 Renner Blvd
Lenexa, KS 66219

RE: City of Waterloo, Iowa – Brownfield Grant Application for
Community-wide Hazardous Substances and Petroleum Assessment

Dear Jonathan:

This letter is submitted as a statement of acknowledgement, review and support for the City of Waterloo's brownfield hazardous substances assessment grant application, submitted in the amount of \$300,000, (\$150,000 for hazardous substances, and \$150,000 for petroleum) through funding authorized by §104(k) of CERCLA. This application and brownfield assessment initiative is designed to address actual and potential contamination at multiple abandoned and underutilized commercial and industrial parcels, located within the city's "Urban Core" and vicinity.

Encouraging redevelopment in this targeted area has been a challenge for community planners, as the perception of environmental contamination at brownfield sites there, including a former petroleum bulk plant, a past dairy equipment manufacturing plant, and a large agricultural tractor factory, has hindered reuse and redevelopment investment in this central area that has historically been the center of Waterloo's commercial and industrial district.

The City seeks to encourage the construction of a riverfront housing district in the Urban Core area, and to also work to bring in quality commercial projects to this area. Neither of these initiatives can occur unless the City finds the resources and support needed to provide environmental clearance for properties in this area; this grant application seeks to obtain those resources.

Over many decades the Iowa Department of Natural Resources has been an active partner with the City of Waterloo to encourage brownfield assessment, clean up, and redevelopment, and the department appreciates the opportunity to have reviewed this project and its goals, and we support the brownfield assessment and redevelopment strategies presented in this application.

Sincerely,

Mr. Mel Pins
Executive Officer
Iowa Brownfield Redevelopment Program

NARRATIVE

Narrative/Ranking Criteria

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a) Target Area and Brownfields

i) **Background and Description of Target Area-** Waterloo is a community of 68,146 located along the banks of the Cedar River. The former “Factory City of Iowa” built its economy on several large industrial operations, most of them farming-related, and access to an expansive railroad network. Employers such as John Deere and Rath Packing Company provided thousands of stable, well-paying jobs to the region for much of the twentieth century. Businesses across the country sold high-quality goods produced in Waterloo including tractors, metal toolboxes, and canned meats. The city’s fortunes abruptly changed in the 1980s as a deep agricultural recession dramatically shook the community that overly depended on a narrow economic foundation.

The City lost approximately 12.5% of its population between 1980 and 1990 as businesses closed or downsized their workforces during poor market conditions. John Deere eliminated a significant portion of its 16,000 workers while Rath shuttered its doors in 1985. The latter entity once maintained a payroll of 9,000 and purportedly ran the largest multistory, single-unit meatpacking plant in the world¹. Rath’s bankruptcy left 2 million square feet of vacant industrial space in a residential neighborhood located in the downtown fringe. Although partially redeveloped, the looming facility remains a symbol of an inability to recover fully from the economic devastation.

The community has failed to regain residents since a peak of 75,985 in 1980. Waterloo’s landscape reflects this legacy as underutilized industrial and commercial properties continue to plague portions of the city. Higher concentrations are located within the Urban Core (defined as census tract 1 in Black Hawk County) and along the Broadway Street Corridor (defined as census tract 5 in Black Hawk County). Each targeted area exhibits numerous properties characterized as follows: blighted and/or vacant; former uses or properties located near former uses that raise potential contamination concerns; and instances of incongruent land uses located within close proximity.

The Urban Core is a traditional downtown stretching across both sides of the Cedar River. Much of the district’s early development consisted of agricultural industries and ancillary supporting businesses. Examples include a gasoline engine manufacturer, food warehousing, a motor freight depot, artificial ice and fuel company, dairy equipment manufacturer, and concrete silo manufacturer. Changes in industry practices, rising labor costs, and outdated facilities forced the closure or relocation of many of the businesses during the 1980s crisis.

Vestiges of the old economy continue to adversely impact downtown Waterloo. Remaining structures often experience long-term vacancies or redevelop as less desirable uses. Unoccupied buildings transition to storage spaces or revolving temporary shops (i.e. fireworks). Sprawling empty lots, like the nearly 15 acres of demolished John Deere buildings reduced to broken concrete pads protruded by weeds, disrupt the urban fabric further hindering revitalization efforts.

Broadway Street Corridor serves as a gateway into the Urban Core from the northwest. The neighborhood-scale commercial node once featured service-oriented businesses (e.g., barber shop, pharmacy, and grocery stores), niche shops (e.g. custom trophy company and antique weapons museum), and nostalgic restaurants such as an old-fashioned A&W root beer stand along the arterial road. Nearby industrial facilities sited along still-present railroad tracks like a large-scale bulk oil plant and farm equipment manufacturer provided important employment for residents. Decades of job losses, reduced traffic counts, inconsistent land development patterns, and increased blight have led to a perpetual decline for adjoining neighborhoods.

Broadway Street contains a preponderance of underutilized properties and marginal uses along the six-block stretch of roadway. Vacancy rates for commercial/light industrial structures approached

¹ *Bringin’ Home the Bacon: The Rath Packing Company in Waterloo (1891-1985)*

nearly 50% during a recent windshield survey. The balance of the corridor contained a cash advance store; liquor stores; convenience stores; used auto dealerships; discount store; laundromat; and empty lots. The situation is so dire that a grass-roots effort led by concerned citizens prompted the City to amend its ordinances prohibiting liquor stores to stop their proliferation. United States Department of Agriculture also categorizes the corridor as a “food desert” as a significant number or share of residents are located more than one mile from the nearest supermarket².

ii) Description of the Priority Brownfield Site(s)- Waterloo will focus investigation efforts on its backlog of brownfields in the Urban Core and Broadway Corridor target areas. To date, the City has completed 19 Phase I Environmental Site Assessments (ESAs) and 4 Phase II ESAs under its current cooperative agreement clearing 14.8 acres for reuse. Despite this aggressive approach, an overwhelming amount of brownfields vital to protecting human health and facilitating reuse remain unaddressed. The properties highlighted below represent priority sites based on their likelihood for contaminant impact. Each has received some degree of preliminary investigation but require further assessment to determine potential exposure risks.

Address/Descrip.	Acres	Past Uses	Environmental Issues	Current Use/Cond.
120 Center Street	0.7	Bulk oil plant/ welding shop	Heavy Metals, TEH, & VOCs	Blighted buildings
US 63/218 intchg.	~4.0	Railyard	TEH & VOCs	Vacant lot
TechWorks Outlots	~6.0	John Deere campus	PAHs, Heavy Metals, VOCs, & PCBs	Vacant lots
Former River Rd	~4.0	John Deere campus	PAHs, Heavy Metals, VOCs, & PCBs	Vacant right-of-way

- A Phase I ESA of the abandoned bulk oil plant/welding shop identified 20 leaking drums with unknown contents. City staff coordinated with Iowa Department of Natural Resources (IDNR) to secure 128(a) funds for the sampling and overpacking of the deteriorated drums to prevent further spilling and allow for proper disposal. It remains unknown whether these or other releases have affected the surrounding neighborhood predominately inhabited by low-income, minority households (see Disproportionally Impacted Populations section).
- IDNR recently closed out a leaking underground storage tank issue on the former railyard. The vacant lot is adjacent to the \$20 million Grand Crossings project investigated/cleared under a previous EPA grant that features 36 units dedicated to low-to-moderate income (LMI) households. In fact, the project won the prestigious Audrey Nelson Community Development Achievement Award for its innovative use of Community Development Block Grant (CDBG) funds. A future phase is on hold until the developer satisfies All Appropriate Inquiry prior to acquisition and screens for outstanding issues via a Phase II.
- TechWorks outlots and the former River Road, located adjacent to the Cedar River, originally developed as part of John Deere. The company donated the former to Cedar Valley TechWorks, a non-profit development organization, to enhance downtown mixed-use redevelopment opportunities. Previous ESAs noted significant impact in the general vicinity of the sites that required EPA corrective measures resulting in an environmental covenant. Additional sampling is necessary to clear the two priority sites for reuse.

b) Revitalization of the Target Area

i) Reuse Strategy and Alignment with Revitalization Plans- The City has a reuse project secured for three of the priority sites (see table on the next page and attached commitment letters). Repurposing these liabilities into assets will strengthen impacted neighborhoods through the creation of safe housing and access to new employment opportunities; however, the viability of these partnerships hinges on the City’s ability to remove lingering environmental uncertainties.

² www.ers.usda.gov/data-products/food-access-research-atlas/go-to-the-atlas.aspx (Accessed 11/11/19)

Priority Site	Projected Reuse
120 Center Street	Commercial lawn-care service business- 7,280 square foot warehouse expansion
US 63/218 intchg.	Grand Crossings 3- multi-story, mixed-use structure (commercial on 1 st floor)
Fmr. River Road	Marina on Cedar River- multi-story, mixed-use structure with marina amenities

Reuse projects cited above for the US 63/218 interchange and former River Road are consistent with the *Waterloo Downtown Redevelopment Master Plan*. The document's formulation involved significant public input including using a steering committee and hosting large-scale open houses. Each priority site falls within the plan's "New Economy District" that aims to "attract and incubate new economy businesses" while offering "river-based entertainment." Grand Crossings 3 will feature commercial space occupants that align with the vision to diversify the local economy while the marina supports the latter theme designed to enhance cultural amenities to attract new workers and businesses. An Urban Renewal Plan provides a framework for 120 Center Street. The document has an objective to "strengthen the economy, promote commercial and industrial development, expand existing business and industry, and attract new industry." The proposed grant allows the City to achieve these measures through the expansion of an existing lawn care business located adjacent to the priority site.

ii) Outcomes and Benefits of Reuse Strategy- Repurposing brownfields will provide an economic boost for the target areas. The following table offers detail into employment figures, building investments, and property tax revenues generated per the committed reuse of each priority site.

Land Use	Employment (# of jobs)	Bldg. Invest.	Est. Prop. Tax Rev.
120 Center Street	10-15	\$500,000	\$4,000
US 63/218 intchg.	10-20	\$4,000,000	\$100,000
Fmr. River Road	3-10	\$4,000,000	\$100,000

Approximately \$8.5 million in building investment equates to an estimated \$204,000 in annual property tax revenue. This will offset some burden currently placed on struggling taxpayers. The projects will also create 23-45 much-needed jobs while the new housing provides safe and sustainable living conditions. The City has already demonstrated a unique ability to attract public/private funds to former brownfields. To date, **the City has leveraged \$7.12 million through its current EPA Brownfields award** (view all featured projects on the City's dynamic project website- www.thenewwaterloo.com).

Two priority sites are located within a designated Opportunity Zone. The City has experience with assisting brownfields projects to take advantage of the program within the target areas such as the 7-story riverfront condominium sited on a former gasoline engine manufacturer.

The City does not anticipate any reuse project will facilitate sources of renewable energy; however, Grand Crossings 3 will incorporate energy efficient elements into its design including utilizing solar energy. Grand Crossings 1 and 2 complied with Iowa Economic Development Authority's Iowa Green Streets Guidelines, which promote "public health, energy efficiency, water conservation, smart locations, operational savings, and sustainable building practices."

c) Strategy for Leveraging Resources

i) Resources Needed for Site Reuse- The City is eligible for funding from a variety of other resources and officials will continue exploring additional sources of funding to supplement assessment, remediation, and/or reuse strategy efforts for priority sites. The City will utilize IDNR's 128(a) funds and EPA Region 7 Targeted Brownfields Assistance (TBA) funds as applicable. Mr. Mel Pins, IDNR Brownfield Coordinator, is heavily involved with the City's efforts including offering technical and financial assistance on a number of transformative brownfields projects. This includes funding a Phase I ESA and asbestos survey during the conversion of a foreclosed Wonder Bread factory into a \$6 million brewery that won historic

preservation awards. The City will investigate the availability of these supplemental funds to satisfy site-specific needs to ensure its brownfields are returned to a sustainable reuse.

ii) Use of Existing Infrastructure- The City will use grant funds exclusively on brownfields served by existing infrastructure. All priority sites and target areas are already urbanized – meaning traditional services and utilities serve the properties; however, city officials are uncertain existing systems can support any level of redevelopment on the TechWorks outlots and adjoining former River Road. The City will expend its reuse planning budget to conduct a comprehensive analysis of the age, condition, and capacity of the water, gas, electric, sewer, and broadband infrastructure to identify and prioritize needs to support any new construction. If the resulting study determines upgrades are necessary, the City will likely fund improvements using the state revolving loan fund while also utilizing CDBG funds as an entitlement community, as appropriate.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a) Community Need

i) The Community's Need for Funding- The City does not have the financial capability to continually address identified brownfield properties in the absence of this EPA grant. As stated earlier, the agricultural recession caused a dramatic outmigration in its population. The City has never fully recovered- yet its expansive built environment remains creating a significant burden for local taxpayers. Comparatively high property tax levy rates are required to maintain the aging infrastructure network. A *Boston Globe* article from a few years ago substantiates this claim saying “The aftermath of the 1980s crises affects the city to this day. Property taxes had to be raised after the shutdowns, and they remain among the state’s highest.”³ The current consolidated rate for the City is at \$39.49557 per \$1,000 of taxable valuation.⁴ Local dollars may be even more difficult to identify as recent budget cuts forced rolling closures of Fire Station #6. Widespread business losses have shifted the weight of providing services to remaining residents and businesses – including those least able to afford the tax burden. This situation places limits on the City’s ability to obligate financial resources to facilitate reuse activities on potentially contaminated sites.

The City is committed to addressing brownfields; however, the absence of dedicated investigation money forces the City to rely on other options including EPA’s TBA and IDNR’s 128(a) programs. The current need is on a much larger scale than the referenced sources can provide. While these options advance a “piecemeal” approach, the requested grant represents the lynchpin in the City’s ability to establish a comprehensive approach to site assessment, cleanup, and redevelopment.

ii) Threats to Sensitive Populations⁵

1) Health or Welfare of Sensitive Populations- Waterloo is one of the most ethnically diverse communities in Iowa. The percentage of residents identifying themselves as a minority (24.2%) is more than double the state figure (9.4%). The referenced group encompasses 42.5% and 45.9% of individuals within the Urban Core and Broadway Street Corridor target areas, respectively.

African-Americans account for 15.6% of Waterloo’s residents. This figure surpasses the U.S. rate (12.7%) and is more than four and a half times the percentage living within Iowa (3.4%). About one of every three people (32.5%) residing within the Urban Core identify as being African-American which outstrips comparison points by over two (Waterloo-15.6%) and nine times (Iowa-3.4%), respectively. The percentage of the cohort within the Broadway Corridor (34.8%) further outpaces the state and U.S. totals. The disproportionately high number of traditionally disenfranchised people relegated to living near brownfields raises environmental justice issues.

³ www.bostonglobe.com/news/nation/2015/11/04/outsider-presidential-campaigns-thrive-disaffected-voters-but-one-city-story-shows-disconnect/9Gqp6WiCtSUtCDmclDvejK/story.html (Accessed 10/28/19)

⁴ Iowa Department of Management- <https://dom.iowa.gov/consolidated-tax-rates> (Accessed 10/28/19)

⁵ Statistics cited in the Threats to Sensitive Populations section are from the 2013-2017 American Community Survey (ACS) 5-Year Estimate.

The target areas are economically depressed when contrasted with the community, state, and country. Median household income data portrays a substantial financial inequality, as both figures (\$15,313- Urban Core and \$34,805- Broadway Corridor) are drastically low. The Urban Core is 65.6% less compared to Waterloo (\$44,429), 73.0% less than Iowa (\$56,570), and a stark 73.5% less than the U.S. (\$57,652). This is especially problematic as low-income households often lack financial resources to relocate to neighborhoods with fewer environmental impacts.

Elevated levels of poverty plague the target areas due to the limited earnings. Almost half of all people (41.2%) in the Urban Core struggle to meet basic food needs. Its poverty percentage far exceeds rates for Waterloo (17.0%), Iowa (12.0%), and the U.S. (14.6%). These economic obstacles are hard to overcome when the number of individuals actively seeking jobs far outpaces available positions. Waterloo's non-seasonally adjusted unemployment rate has surpassed the State of Iowa's joblessness rate in all but three months since January 2014⁶. Although census tract data is unavailable, a *24/7 Wall Street* study noted the group experienced 19.7% unemployment compared to just 4% for whites in the metro⁷. The report also named Waterloo the worst American city for blacks based on eight criterion measuring social/economic disparities by race.

Public health benefits associated with this grant and associated project are clear: assessing and characterizing priority brownfields creates healthier neighborhoods by reducing risks to sensitive populations through the gathering of critical information and formulating appropriate responses. Examples include the use of institutional or engineering controls. Investigation data helps officials make better-informed decisions relating to the potential need for physical cleanup to safeguard human health or if an environmental covenant addressing activity and use limitations would suffice. This work ultimately culminates in improved local air, land, and water quality that in turn also makes progress towards achieving a higher degree of environmental justice.

2) Greater Than Normal Incidences of Disease and Adverse Health Conditions- Pervasive use of hazardous substances and petroleum within the City's target areas creates potential exposure concerns. Current and past uses make the target areas suspect for the presence and potential release of polycyclic aromatic hydrocarbons (PAHs), total extractable hydrocarbons (TEHs), volatile organic compounds (VOCs), polychlorinated biphenyls (PCBs), and heavy metals. Past investigations confirmed instances of concentrations above their respective IDNR standards. The table below provides perspective on potential health effects associated with these contaminants.

Contaminant	Potential Health Effects
PAHs	Carcinogenic. Possible birth defects and liver/blood problems.
TEHs	Known carcinogen found in hydrocarbons (benzene, death via ingestion or breathing), bone marrow and immune system effects. Possible low birth weights and bone damage.
VOCs	Known carcinogen. Possible cardiovascular, organ growth, liver, immune problems.
PCBs	Probable carcinogen. Suspected immune, reproductive, nervous, endocrine impacts.
Heavy metals	Probable carcinogen. Cardiovascular, organ growth, digestive, hematological, musculoskeletal, neurological, ocular, urinary systems or kidneys, reproductive prob.

Health studies suggest the City's brownfields may already be affecting residents. This situation is especially troubling based on the demographic makeup of the Urban Core and Broadway Corridor. Interaction with contaminants via direct contact, inhalation of airborne particulates, and vapor intrusion pathways expose individuals to known carcinogens or alternative health impairments.

- National Cancer Institute (NCI) lists Black Hawk County within the top 30% of county-level cancer incidence rates (including all races, all ages, and both sexes) in Iowa from 2012-2016⁸. The county's rate of 487.1 per 100,000 people was dramatically higher than the U.S. and Iowa rates of 448 and 475.2, respectively. The NCI also listed the county death rate

⁶ Iowa Workforce Development- www.iowaworkforcedevelopment.gov/local-area-unemployment-statistics (Accessed 10/30/19)

⁷ www.usnews.com/news/best-states/iowa/articles/2019-02-09/waterloo-confronts-lists-label-as-worst-area-to-be-black (Accessed 11/12/19)

⁸ <http://statecancerprofiles.cancer.gov> (Accessed 10/25/2019)

resulting from cancer (including all races, all ages, and both sexes) as 163.4 per 100,000, which exceeds the U.S mortality rate (161). Several priority brownfields utilized carcinogens that could be a contributing factor to the raised cancer incidence and mortality rates.

- Iowa Department of Public Health's Public Health Tracking Portal⁹ lists Black Hawk County as having an elevated emergency department (ED) visit rate for people seeking medical treatment related to asthma. Its crude rate of 34.06 per 10,000 individuals is higher than the overall state ED rate of 30.16. Asthma incidents strongly correlate with environmental conditions as ozone, particulate matter, and other air pollutants can trigger asthma attacks.
- *County Health Rankings*, a Robert Wood Johnson Foundation and University of Wisconsin Population Health Institute collaboration, analyzes health outcomes (length of life and quality of life) and health factors (health behaviors, clinical care, social and economic factors, and the physical environment)¹⁰. Black Hawk County ranked 72nd and 89th of 99 Iowa counties in the physical environment and social and economic factors categories, respectively. Of particular concern is the county's 9.4 micrograms per cubic meter in daily fine particulate matter when compared to the state (9.0). It also lends support to why the county experiences higher asthma rates.

This grant allows the City to assess contaminant sources, quantify pollutants, and develop suitable remedies to reduce exposure. The City will facilitate enrolling sites requiring corrective action into IDNR's Land Recycling Program. The program utilizes Risk Based Corrective Action levels based on EPA's cumulative increased cancer risk evaluations and requires public notification for all corrective actions. Further, identifying and removing exposure risks through smart redevelopment- that may include remediation activities consistent with the Standard Guide for Green Cleanups (ASTM E-2893-16) - will improve threats to residents impacted by brownfields.

3) Disproportionality Impacted Populations- Disadvantaged Waterloo residents are much more likely to suffer negative environmental consequences stemming from brownfields. As cited above, the Urban Core and Broadway Street Corridor target areas have a comparatively higher percentage of low-income, non-white households. Much of this situation traces back to 1914 when four hundred African-Americans relocated to Waterloo to break a railroad strike. Discriminatory lending practices relegated workers to live in the "Black Triangle"- a designated area parallel to the tracks. Many black households remain concentrated in these census tracts. The area was/is amidst much of the city's industrial capacity underscoring historically unjust living conditions.

Previous cooperative agreements have been instrumental in helping to combat these disparities. A new 12,000 square-foot Boys and Girls Club Teen Center, constructed on a former dry cleaner, has become an anchor for the Walnut Neighborhood. It features computer skills development, music creativity, college testing preparation, counseling, homework assistance, and recreational space. All-In Grocers, under construction soon, starts to address the food desert issue in the Broadway Street Corridor while also incorporating a social services component. A community room will honor the City's first African-American councilwoman. Grand Crossings serves as a shining example of how mixing income households (LMI and market rate) in the same building can succeed. Future funding is critical to the City's ability to continue this momentum of redevelopment projects serving the people and neighborhoods most impacted by brownfields sites.

b) Community Engagement

i and ii) Project Partners and Project Partner Roles- Community-based organizations are critical to the success of Waterloo's brownfields efforts. Past support includes serving as a communication conduit between affected populations and both city staff and state/federal officials, organizing outreach meetings in affected target area neighborhoods, raising program awareness, helping with

⁹ <https://tracking.idph.iowa.gov/Health/Asthma/Asthma-ED-Visits> (Accessed 10/28/2019)

¹⁰ www.countyhealthrankings.org/ (Accessed 10/25/2019)

site selection activities, and distributing outreach materials. All previous project partners will remain highly engaged in future efforts. The following table summarizes their respective roles:

Partner Name	Point of Contact	Specific Role in the Project
Eastside Ministerial Alliance (EMA)	Name: Shirley Greer E: ema@emacenter.org P: (319) 235-5580	<ul style="list-style-type: none"> • represent/support disenfranchised groups • secure facilities for outreach meetings • raise program awareness in target areas
Grow Cedar Valley (GCV)	Name: Cary Darrah E: cary@growcedarvalley.com P: (319) 232-1156	<ul style="list-style-type: none"> • identify potential brownfields sites • help market properties for reuse • meet with owners of key targeted properties
Cedar Valley TechWorks (CVT)	Name: Wes James E: wes@growcedarvalley.com P: (319) 273-7085	<ul style="list-style-type: none"> • identify potential brownfields sites • help market properties for reuse • offer information/access for TechWorks site

The City will also engage this group during the infrastructure evaluation. Their invaluable knowledge of the area's demographics, economy, and market conditions will help better predict how the TechWorks outlots and former River Road will look upon full redevelopment build-out.

iii) Incorporating Community Input- Poorly performing neighborhoods result in disinvestment and disengaged citizens. This project provides an opportunity to overcome these obstacles. Empowering disenfranchised people to take control of their environment will return the target areas into productive centers of growth. The City remains committed to involving property owners, project partners, lenders, businesses, and developers throughout the project. This includes engaging everyone in the decision-making process. Officials will utilize the following methods of communicating project progress and soliciting input based on its effectiveness during previous grants. The City will rely on Eastside Ministerial Alliance to activate and represent target area citizens by reprising its role as a trusted go-between for affected residents and officials as it did for past cooperative agreements and an EPA Environmental Justice Grant.

Mechanism	Frequency	Summary
Outreach Meetings	Annually	Interactive presentation intended to create dialogue with citizens. Held within public facilities at varying times for better attendance.
Project Website	Continuous	Provides full transparency by posting project reports, news, and success stories. Comment forms offered. (www.thenewwaterloo.com)
Brochure	Continuous	Summarizes brownfields program. Available at City Hall.
Press Release	Annually	Provides project updates to a wide audience (TV, radio and newspaper).
Depository	Continuous	Public able to review hard copies of documents. Available at City Hall.

Numerous active (e.g. meetings) and passive (e.g. comment forms) opportunities will be available for citizens to offer meaningful input on site selection. City staff will review each suggestion based on the following criteria before determining whether it becomes a targeted site: reuse potential; job creation potential; blight elimination; compliance with adopted planning documents; and availability of leveraged funds to facilitate reuse. In all instances of input received, staff will provide a direct response via e-mail or phone call to each individual explaining the resulting action. A comprehensive document that compiles all input/responses will be posted on the project website.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a) Description of Tasks/Activities and Outputs-

Task/Activity: Program Implementation (Task 1)
i. Project Implementation: Task 1 involves satisfying programmatic requirements of the grant (e.g. procuring/overseeing a qualified environmental contractor, producing necessary reporting documentation, and attending meetings with regulatory agencies such as EPA or IDNR).
ii. Anticipated Project Schedule: City will dedicate the grant's 1 st quarter to issuing a request for qualifications (RFQ) and hiring a qualified contractor through a competitive selection process. City to submit reports as required (i.e. quarterly or annually) and meet with regulatory agencies as needed.

iii. Task/Activity Lead: City will procure a qualified contractor, assist with preparing required documentation (i.e. quarterly progress reports, Final Programmatic Performance Report, federal financial reports, and MBE/WBE forms), and attend meetings with EPA/IDNR. A staff member will also attend brownfields conferences. Contractor will oversee Quality Assurance Project Plan (QAPP) development, produce referenced required documents, and lead EPA/IDNR coordination efforts.
iv. Outputs: 12 QPRs, 1 Final Programmatic Performance Report; 3 annual MBE/WBE forms, 3 annual federal financial reports, and 1 QAPP as well as attendance at 2 regional and 1 national conferences

Task/Activity: Community Outreach (Task 2)
i. Project Implementation: Task 2 provides funding to continue extensive public involvement activities such as hosting meetings, updating/maintaining outreach tools, and coordinating with project partners.
ii. Anticipated Project Schedule: City will host an outreach meeting during 1 st quarter of the project to inform residents of the initiative and gather input on ESAs. An end of Year 2 meeting will summarize ESA findings and seek feedback on sites requiring investigation. A final meeting near grant closeout will highlight successes. The City will update its brochure during quarter 2 of Year 1, issue press releases each year-end, and update its website continuously.
iii. Task/Activity Lead: City staff will host outreach meetings, prepare annual press releases, and coordinate with project partners to assist with outreach efforts. Contractor activities include preparation and attendance at outreach meetings, maintaining project website, and updating brochures.
iv. Outputs: 3 outreach meetings, 1 brochure, 3 annual press releases, and an up-to-date project website

Task/Activity: ESAs (Task 3)
i. Project Implementation: Task 3 focuses on completing Phase I and II ESAs consistent with EPA's All Appropriate Inquiry and current ASTM standards. Officials anticipate conducting additional ESAs beyond priority sites to address its backlog of brownfields in the target areas.
ii. Anticipated Project Schedule: City will prioritize brownfields, submit eligibility requests, and obtain access to sites during the 2 nd and 3 rd quarters of Year 1. City will complete Phase I ESAs during 4 th quarter of Year 1 and 1 st and 2 nd quarters of Year 2. City will complete Phase II ESAs during 3 rd and 4 th quarters of Year 2 and delineation activities during the 1 st , 2 nd , and 3 rd quarters of Year 3.
iii. Task/Activity Lead: City will assist in securing access agreements, submitting eligibility requests, reviewing report results, and communicating investigation findings to EPA/IDNR. Contractor will prepare access agreements, eligibility determinations documents, Phase I and II ESAs, ACRES Work Packages, and Phase II Sampling Plans. Contractor will discuss report findings with EPA/IDNR.
iv. Outputs: 10 (haz. sub.) and 9 (petro.) Phase I ESAs and 3-4 Phase II ESAs per grant

Task/Activity: Reuse Planning (Task 4)
i. Project Implementation: Task 4 involves evaluating infrastructure needs (e.g. water, gas, electric, sewer, and broadband) for the TechWorks outlots and former River Road area.
ii. Anticipated Project Schedule: City to complete reuse planning throughout Year 3.
iii. Task/Activity Lead: Contractor to prepare infrastructure report with city/project partner assistance.
iv. Outputs: 1 Infrastructure Evaluation Study

b) Cost Estimates- Costs estimates are based on work completed under previous grants and EPA guidance on eligible planning activities. Per unit costs are divided equally amongst each grant and define the total request outlined in the table below. The City did not reserve budget for personnel/fringe benefits to maximize its money. Waterloo is committing 60% and 30% of grant funds to Phase I/II ESAs and reuse planning activities, respectively, for priority brownfields sites.

Task 1 (Program Implementation)- Contractor costs: \$12,500- develop/update QAPP (\$3,500); complete required programmatic documentation (\$6,000); and lead project coordination efforts (\$3,000). Travel Costs: \$1,900- One staff member to attend two regional conferences (\$100/event) and a national conference (\$550/flight, \$450/hotel, \$300/car rental, and \$400/meals).

Task 2 (Community Involvement)- Contractor costs: \$15,000- preparation and attendance at three outreach meetings (\$1,000/event); maintaining the City's highly-interactive project website (\$9,000); and updating brownfields brochures (\$3,000). Supplies: \$200- printing costs for the brochure, outreach meeting posters, and outreach meeting notices for distribution.

Task 3 (ESAs)- Contractor costs: \$180,400- conduct Phase I ESAs (\$4,500 and \$5,000 per report for hazardous substances and petroleum sites, respectively, which includes preparing access agreements, site eligibility requests, and ACRES Work Packages)¹¹ and conduct Phase II ESAs (\$12,500/report which includes Sampling Plans and IDNR/EPA interfacing on report findings).

Task 4 (Reuse Planning)- Contractor costs: \$90,000- Infrastructure evaluation (water, gas, electric, sewer, and broadband) as it relates to TechWorks outlots and the former River Road (\$90,000).

Budget Categories		[Task 1] Prog. Imp.	[Task 2] Com. Inv.	[Task 3] ESAs	[Task 4] Reuse Plan.	Total
Travel	Haz.	\$950	-	-	-	\$950
	Pet.	\$950	-	-	-	\$950
Supplies	Haz.	-	\$100	-	-	\$100
	Pet.	-	\$100	-	-	\$100
Contractual	Haz.	\$6,250	\$7,500	\$90,200	\$45,000	\$148,950
	Pet.	\$6,250	\$7,500	\$90,200	\$45,000	\$148,950
Total Haz.		\$7,200	\$7,600	\$90,200	\$45,000	\$150,000
Total Pet.		\$7,200	\$7,600	\$90,200	\$45,000	\$150,000
Tot. Direct Costs/Budget		\$14,400	\$15,200	\$180,400	\$90,000	\$300,000

c) **Measuring Environmental Results-** The City will develop a comprehensive schedule and detailed work plan for tracking, measuring, and evaluating progress towards achieving expected project outputs, overall project results, and eventual project outcomes under this proposed cooperative agreement. This includes associating milestone dates and metrics with specific tasks. The document will serve as a framework for conveying information in quarterly progress reports submitted to EPA Region 7. Staff will also continue the past practice of conducting monthly phone calls with its EPA Project Officer to ensure work plan compliance. This approach allows the City to efficiently achieve its goals or devise an appropriate plan to correct deficiencies.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a) Programmatic Capability

i) **Organizational Structure-** The City will assign monitoring and compliance authority to Mr. Noel Anderson, Community Planning and Development Director, and Mr. Chris Western, Planner II/Brownfields Coordinator. This ensures a level of project continuity as both have helped manage the City's various EPA Brownfields Grants since Waterloo received a Supplemental Assistance Grant in 2002. These individuals will ensure the timely and successful expenditure of funds and completion of all technical, administrative, and financial requirements of the project and grant.

ii) **Description of Key Staff-** Mr. Anderson earned a B.A. in Community and Regional Planning from Iowa State University and has been with the City for 23 years. He is responsible for supervising the enforcement of the Zoning, Subdivision, and Historic Preservation Ordinances, managing the sale and disposition of land, and overseeing the Capital Improvements Program. He has extensive experience in Urban Renewal Districts, Urban Revitalization Areas, Enterprise Zones, Opportunity Zones, and use of tax credits. Mr. Western earned a B.A. in Public Administration from the University of Northern Iowa and has been with the City for 16 years. He supports the Planning and Zoning Commission, Board of Adjustment, and Historic Preservation

¹¹ Note: expenses for petroleum Phase I ESA investigations are slightly more due to an additional site-eligibility step (IDNR approval)

Commission. Mr. Western also reviews building permits and site plans for zoning requirements, oversees demolition of blighted structures, and is this project's point person for the public.

iii) Acquiring Additional Resources- The City will acquire additional expertise and resources required to implement the grant through the services of a qualified professional. Subject to a competitive selection process consistent with federal procurement guidelines, the City will hire a contractor with significant experience in the EPA Brownfields program. The City's established procedure includes seeking RFQs reviewed by staff and approved by Council. In the unlikely event of significant turnover, the City will retain project leadership using other staff experienced in the program. Mr. Aric Schroeder, City Planner, and Ms. Pattie Magee, Administrative Assistant, have worked on numerous projects. Mr. Schroeder coordinated between the City's environmental contractor and IDNR officials to facilitate the conversion of a permitted dumping site to a greenspace under a past cooperative agreement while Ms. Magee managed all past grant budgets.

b) Past Performance and Accomplishments

i) Currently Has or Previously Received an EPA Brownfields Grant

1) Accomplishments- Waterloo has received \$2.65 million in EPA Brownfields Grants since 2000. This has facilitated millions in private/public investment including remediating a heavy equipment manufacturer into a \$7.4 million public works building; acquiring vacant, flood-damaged properties for the \$27.5 million Cedar Valley SportsPlex; and transitioning a blighted hotel into the \$20 million Grand Crossings project. Other notable outcomes/outputs include an informed and engaged citizenry. A focus on transparency has all documentation available for review at www.thenewwaterloo.com. The following summarizes its three most recent awards.

C.A. #	Select Key Accomplishments
BF 97756501 Assessment	<ul style="list-style-type: none"> Completed 19/4 Phase I and II ESAs to date clearing 14.8 acres for reuse Facilitated \$6 million Boys and Girls Club Teen Center on former dry cleaner
BF 97731101 Assessment	<ul style="list-style-type: none"> Completed 10/6 Phase I and II ESAs clearing 16.4 acres for reuse Facilitated conversion of 2-acre rubble site into conservation district greenspace
BF 97731201 Assessment	<ul style="list-style-type: none"> Completed 6/6 Phase I and II ESAs clearing 2.6 acres for reuse Facilitated \$20 million "Grand Crossings" project on former blighted hotel

Waterloo understands the importance of maintaining its ACRES database. The City is diligent in reporting jobs created, funds leveraged, etc. resulting from its initiative. ACRES accurately reflects each output/outcome from past cooperative agreements at the time of this proposal.

2) Compliance with Grant Requirements- The City satisfied all requirements of these grants including complying with their respective workplans, schedules, and terms and conditions; however, extended site eligibility and sampling plan approval delays associated with the current cooperative agreement necessitated the City requesting a 6-month extension at the suggestion of the Project Officer. This extra time will allow the City to achieve all workplan milestone tasks.

The City has made and reported on progress towards achieving expected results of the grants in a timely manner. This included submitting quarterly progress reports, MBE/WBE forms, Final Programmatic Performance Reports, and federal financial reports within their respective acceptable timeframe. Further, updating the EPA ACRES database is a top priority. The City will report all future accomplishments beyond the grant period to support the Brownfields Program.

The current cooperative agreement (October 1, 2016-March 31, 2020) had \$79,064.22 remaining as of October 23, 2019. This covers costs of finalizing five Phase II ESAs, discussing results with IDNR, and updating ACRES (\$63,000); attending a brownfields conference (\$2,000); completing two reuse plans (\$9,000); and remaining programmatic expenses (\$5,000). BF 97731101 had \$2,361.41 left at closure. Staff over-estimated costs of attending a National Brownfields Conference in September 2015. Time constraints prevented staff from spending the balance.

THRESHOLD CRITERIA RESPONSE

Threshold Criteria

1. Applicant Eligibility

The City of Waterloo is eligible for funding as a General Purpose Unit of Local Government.

2. Community Involvement

The City of Waterloo understands the importance of engaging its residents throughout the entire project period. In fact, the City has expended considerable effort under its prior cooperative agreements to empower people during planning, implementation, and other brownfield assessment activities. City officials, along with assistance from its project partners, will continue this extensive outreach campaign approach based on its previous successful application. The bullet points below summarize the City's proven method to actively engage and inform the community during the three-year grant period:

- The City will host one open house annually at varying locations with the target areas (e.g. community center, school, religious place of worship, etc.) to keep the public informed about project progress and to seek input from interested citizens- likely done via citizen comment forms- on various topics (e.g. site selection, redevelopment planning, etc.). The City will hold the events at different times (e.g. afternoon, night, etc.) to ensure all individuals have the opportunity to attend.
- The City will keep its dynamic project website (www.thenewwaterloo.com) up-to-date. The highly interactive tool provides tremendous insight for the public into the progressive development taking place in the community. The website explains the EPA Brownfields Program, provides an overview of Waterloo's involvement with the program, highlights brownfields success stories, summarizes the City's use of leveraged funds, announces milestone accomplishments, and lists city staff contact information for feedback opportunities such as site selection, general questions, etc. The City also added a Geographic Information System (GIS) component under its current cooperative agreement that allows the community to geo-reference all project data including sites targeted for investigation and sites with completed assessment activities. Most importantly, the website makes the project fully transparent as the public can access all project-related reports at any time. Business cards highlighting the website are available at City Hall.
- The City will update its brownfields brochure. The document explains the EPA Brownfields Program, provides information on the Phase I and Phase II ESA process, highlights the benefits of participating, discusses redevelopment success stories, and answers FAQs (currently available for download at <http://thenewwaterloo.com/wp-content/uploads/2014/02/Waterloo-Brownfields.pdf>)
- The City will issue annual project update press releases to area media outlets including the local newspaper (*Waterloo-Cedar Falls Courier*), news station (KWVL), and numerous radio stations.
- The City will maintain and promote the availability of all project files (e.g. QAPP, quarterly process reports, financial status reports, Phase I and II ESA reports, Phase II Sampling Plans, etc.) for public inspection in a repository located in the Community Planning and Development Department office on the 2nd floor of City Hall.

3. Expenditure of Assessment Grant Funds

The City of Waterloo satisfies the draw down requirement of 70% for its active EPA Brownfields Assessment Grant (BF 97756501). Please see attached copy of the financial record displaying the amount of cooperative agreement funds drawn down provided by the Automated Standard Proposal for Payments (ASAP).

FINANCIAL RECORD

SENSITIVE BUT UNCLASSIFIED

Automated Standard Application for Payments

ACCOUNT STATEMENT INQUIRY

ALC/Region : 68128933/
Recipient ID :
Account ID :
Account Detail :
Beginning Date : 07/05/2019

Short Name : LVFMC
Short Name : WATERLOOIA
From : 07/05/2019 To : 10/25/2019
Beginning Balance : \$119,881.36

Appl. Date	Eff. Date	Type	Increases	Decreases
10/18/2019	10/23/2019	PY		\$40,817.14
Ending Date : 10/25/2019			Ending Balance : \$79,064.22	

LETTERS OF COMMITMENT



Echo Development Group
604 Clay Street
Cedar Falls, IA 50613

November 7, 2019

To whom it may concern,

I am writing in support of the City of Waterloo's FY 20 EPA Brownfields Community-Wide Assessment Grant application. I am working with the City of Waterloo for the development of the 3rd phase of the Grand Crossing project at the northwest corner of Highway 63 and Highway 218 interchange in Downtown Waterloo. The 4-acre site is actually former Iowa Department of Transportation (IDOT) excess right-of-way, which has been classified as available for sale and redevelopment. This site, similar to the first two phases of the Grand Crossing project, was a part of a former railyard site, so some development guidelines had to be put in place for construction upon it. The City of Waterloo is currently working to acquire the land from the IDOT. The City previously worked to acquire the former Grand Hotel site, which had been severely damaged in the 2008 flood event, to create the new land pad for the Grand Crossing Phase I (mixed income development with 68 residential units) and II (mixed use development with 48 residential units and first floor commercial space), creating over \$20 million in new value on the site. The site is further at the western end of the City of Waterloo's' recent \$1.2 million streetscaping project that works to connect the site to Downtown Waterloo even more, for pedestrians, bicyclists, etc.

I am proposing to redevelop this site into a multi-story, mixed-use building with first floor commercial space and residential units above. [PS1] This estimated \$4 million investment would create 10-20 new jobs and generate over \$100,000 in annual tax revenue for the community. Most importantly, it will transition a former brownfields liability into something positive for Waterloo.

The requested EPA funds are essential to advancing the site redevelopment. Portions of the Tech Works Campus to the north has environmental restrictions upon it, so it is crucial the assessment grants funds help us to determine the redevelopment opportunities of this site. Information gathered during the completion of environmental site assessments will help minimize future exposure risks for users of my proposed facility and inform any necessary cleanup actions or site use restrictions.

I am committed to collaborating with the City of Waterloo to ensuring this re-use project comes to fruition upon the completion of necessary environmental investigations. In fact, we have previously worked with city staff to build the first two phases of the Grand Crossing project, winning national and State awards for the design and mixed income layout, on the other portions of the former railyard brownfield site.^[PS2] I appreciate your strong consideration of the application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brent Dahlstrom', with a stylized, flowing script.

Brent Dahlstrom



Echo Development Group
604 Clay Street
Cedar Falls, IA 50613

November 7, 2019

To whom it may concern,

I am writing in support of the City of Waterloo's FY 20 EPA Brownfields Community-Wide Assessment Grant application. I am working with the City of Waterloo for the development of a Marina facility near the Tech Works Campus, just west of Downtown Waterloo. The 4-acre site is located just west of the Manatt's Concrete plant at 84 West Mullan Avenue, within the targeted Downtown Waterloo area. This site was a part of the land donated by Deere and Company for redevelopment. The City of Waterloo is currently acquiring the land from the Cedar Valley Tech Works. The City vacated and relocated River Road in the area to create more buildable land along the Cedar River riverfront and, as a part of the Iowa reinvestment District application, worked to bring a new Marriot Hotel in the Tech 2 building (\$25 million project) and promised to build a marina along the Cedar River area. This site will work due to the river flow on the nearby shore being less rapid, the location in the IRD district, and will be planned to bring forth a multi-story mixed use building that will have commercial space to work and bring kayaks, canoes, and other marina activities to the site. The site is further at the western end of the City of Waterloo's recent \$1.2 million streetscaping project that works to connect the site to Downtown Waterloo even more, for pedestrians, bicyclists, etc.

I am proposing to redevelop this site into a multi-story, mixed-use building with first floor commercial space and residential units above. [PS1] This estimated \$4 million investment would create 3-10 new jobs and generate over \$100,000 in annual tax revenue for the community. Most importantly, it will transition a former brownfields liability into something positive for Waterloo.

The requested EPA funds are essential to advancing the site redevelopment. Portions of the land nearby have environmental restrictions upon them, so it is crucial the assessment grants funds

help us to determine the redevelopment opportunities of this site. Information gathered during the completion of environmental site assessments will help minimize future exposure risks for users of my proposed facility and inform any necessary cleanup actions or site use restrictions.

I am committed to collaborating with the City of Waterloo to ensuring this re-use project comes to fruition upon the completion of necessary environmental investigations. In fact, we have previously worked with city staff to build a new 7-story mixed-use building near the Center for the Arts building, on a former brownfield site as well.^[PS2] I appreciate your strong consideration of the application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brent Dahlstrom', with a stylized, flowing script.

Brent Dahlstrom

2019
B&B Lawn Care Inc.
Waterloo, IA 50703
Email:
bblawncare@hotmail.com
Cell: 319-404-2326
Office 319-234-9942

November 20, 2019

To whom it may concern,

I am writing in support of the City of Waterloo's FY 20 EPA Brownfields Community-Wide Assessment Grant application. I am working with the City of Waterloo for the redevelopment of 120 Center Street, along the Highway 63 corridor going through the heart of Waterloo. The 0.7-acre site is actually a former welding shop along the Chicago Central railroad main line, which the City acquired through a State Code process (657A) to make available for redevelopment. This site has a blighted building, filled with several unidentified barrels and containers, which makes it difficult to redevelop as a small businessman. The City plans to review the environmental conditions on the site, demolish the dilapidated building, and I will work to expand my lawn care business on the site with a new 7,280 sq. ft. industrial warehouse building on the site. The site is highly visible from the new \$30 million Highway 63 improvement corridor built by the Iowa Department of Transportation and the City of Waterloo.

I am proposing to redevelop this site into an expansion of my lawn care business site, fencing it in, constructing a new 7,280 square foot warehouse building, and continuing to grow my small business in this older area of the community. This \$500,000 expansion project would create 10 to 15 new jobs and generate over \$4,000 in annual tax revenue for the community. Most importantly, it will transition a former brownfields liability into something positive for Waterloo.

The requested EPA funds are essential to advancing the site redevelopment. This site sits along the rail line for the community, with older dilapidated buildings in many locations. It is crucial the assessment grants funds help us to determine the redevelopment opportunities of this site. Information gathered during the completion of environmental site assessments will help

2019

B&B Lawn Care Inc.

Waterloo, IA 50703

Email:

bblawncare@hotmail.com

Cell: 319-404-2326

Office 319-234-9942

minimize future exposure risks for users of my proposed facility and inform any necessary cleanup actions or site use restrictions.

I am committed to collaborating with the City of Waterloo to ensuring this re-use project comes to fruition upon the completion of necessary environmental investigations. In fact, I have previously invested in this area with a 2016 expansion project, knowing the City of Waterloo was working on the overall redevelopment of more project sites in the area, to allow me to continue to grow and invest in this older area of the community. I appreciate your strong consideration of the application.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Rob Adams', with a long horizontal flourish extending to the right.

Rob Adams

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/02/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Waterloo

* b. Employer/Taxpayer Identification Number (EIN/TIN):

42-6005327

* c. Organizational DUNS:

0758416840000

d. Address:

* Street1:

715 Mulberry Street

Street2:

* City:

Waterloo

County/Parish:

Black Hawk

* State:

IA: Iowa

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

50703-5714

e. Organizational Unit:

Department Name:

Community Planning and Develop

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

Noel

Middle Name:

* Last Name:

Anderson

Suffix:

Title:

Director

Organizational Affiliation:

City of Waterloo

* Telephone Number:

319-291-4366

Fax Number:

319-291-4262

* Email:

noel.anderson@waterloo-ia.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-19-05

* Title:

FY20 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

City of Waterloo Brownfields Project

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: